

Exhibit B – Master Plan Findings

Environmental Determination

- A. A Final Program Environmental Impact Report (FPEIR) was prepared for this master plan (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The FEIR addresses potential impacts on: aesthetics, air quality, biological resources, cultural resources, hydrology, geology and soils, noise, hazards and hazardous materials, public services and utilities, transportation and circulation, and water supply. Mitigation measures were proposed to address these impacts. No overriding considerations were determined necessary because no significant and unavoidable impacts would result from the proposed Master Plan. See Exhibit A for specific CEQA Findings.

Master Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed uses are allowed uses and the Master Plan is consistent with all of the General Plan policies.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed Master Plan does not generate activities that presents a potential threat to the surrounding property and buildings.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed community park expansion uses are compatible with and similar to, and will not conflict with, the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Tefft Street and Pomeroy Street these roads are constructed to a levels able to handle any additional traffic associated with the project.